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SECTION 07531

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EPDM MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Adhered membrane roofing system – new roof areas.
2. Roof insulation.

B. Related Sections include the following:

1. Division 6 Section "Miscellaneous Carpentry" for wood nailers, curbs, and blocking and "Sheathing".
2. Division 7 Section "Sheet Metal Flashing and Trim" for metal roof penetration flashings, flashings, and counterflashings.

1.2 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definition of terms related to roofing work in this Section.

1.3 PERFORMANCE REQUIREMENTS

- A. General: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.
- B. Virginia Requirements: All roofing work shall comply with the policies and guidelines established in Chapter 9, Article 907, of the Construction & Professional Services Manual (CPSM), current edition, Department of General Services, Division of Engineering & Buildings, Bureau of Capital Outlay Management, Commonwealth of Virginia.
- C. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.
- D. FMG Listing: Provide roofing membrane, base flashings, and component materials that comply with requirements in FMG 4450 and FMG 4470 as part of a membrane roofing system and that are listed in FMG's "Approval Guide" for Class 1 or noncombustible construction, as applicable. Identify materials with FMG markings.

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1. Fire/Windstorm Classification: Class 1A-60.
2. Hail Resistance: MH.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other Work.
 1. Base flashings and membrane terminations.
 2. Tapered insulation, including slopes.
 3. Insulation fastening patterns.
- C. Samples for Verification: For the following products:
 1. 12-by-12-inch (300-by-300-mm) square of sheet roofing, of color specified, including T-shaped side and end lap seam.
 2. 12-by-12-inch (300-by-300-mm) square of roof insulation.
 3. 12-by-12-inch (300-by-300-mm) square of walkway pads or rolls.
- D. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install roofing system.
- E. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with ASTM and approved standards.
- F. Qualification Data: For Installer and manufacturer.
- G. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for components of roofing system.
- H. Research/Evaluation Reports: For components of membrane roofing system.
- I. Maintenance Data: For roofing system to include in maintenance manuals.
- J. Warranties: Special warranties specified in this Section.
- K. Inspection Report: Copy of roofing system manufacturer's inspection report of completed roofing installation.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's warranty.

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- B. **Manufacturer Qualifications:** A qualified manufacturer that has UL listing and FMG approval for membrane roofing system identical to that used for this Project.
- C. **Testing Agency Qualifications:** The Owner will employ an independent testing agency with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548 and the CPSM Article 907, Paragraph #907.2.5. Contractor requirements are specified in Section 1400, "Quality Control".
- D. **Source Limitations:** Obtain components for membrane roofing system approved by roofing membrane manufacturer.
- E. **Fire-Test-Response Characteristics:** Provide membrane roofing materials with the fire-test-response characteristics indicated as determined by testing identical products per test method below by UL, FMG, or another testing and inspecting agency acceptable to authorities having jurisdiction. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.
 - 1. **Exterior Fire-Test Exposure:** Class A; ASTM E 108, for application and roof slopes indicated.
 - 2. **Fire-Resistance Ratings:** ASTM E 119, for fire-resistance-rated roof assemblies of which roofing system is a part.
- F. **Preinstallation Conference:** Conduct conference at Project site. Comply with requirements in Division 1 Section "Project Meetings." Review methods and procedures related to roofing system including, but not limited to, the following:
 - 1. Meet with Owner; Architect; Owner's insurer if applicable; testing and inspecting agency representative; roofing Installer; roofing system manufacturer's representative; deck Installer; and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
 - 2. Review methods and procedures related to roofing installation, including manufacturer's written instructions and submission of material certificates.
 - 3. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - 4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
 - 5. Review structural loading limitations of roof deck during and after roofing.
 - 6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.
 - 7. Review governing regulations and Virginia requirements and submitted manufacturer's material certificates. Provide manufacturer's certificates for roofing materials to the architect. Owner's full time roof inspector must receive a copy from the architect before installation of roof material can commence.
 - 8. Review temporary protection requirements for roofing system during and after installation.
 - 9. Review roof observation and repair procedures after roofing installation.
 - 10. Prepare a written record of proceedings and make it a part of the job record.

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- G. Final Inspection: Representatives of the Owner, the Architect, the Contractor, the Roofing Subcontractor, and the Roofing Manufacturer shall inspect the roof(s) between nine months and one year before the closing of the General Contractor's one year guarantee. The Owner shall also have the roof inspected at least three months before the two year guarantee expires and notify the Contractor in writing of any defects noted. The Owner shall require that any defects be corrected at least 30 days prior to the expiration of the guarantee.
- H. Items below must be given to the Owner's Representative at the Final Inspection:
 - 1. A copy of the General Contractor's and Roof Contractor's two-year guarantee.
 - 2. A copy of the roofing manufacturer's warranty/guarantee.
 - 3. A copy of the roofing manufacturer's certification that roofing materials comply with specified (ASTM) standards. In addition, provide certification to BCOM representative
 - 4. Copies of the History of Roof Installation Form A and Roof Information Worksheet E, Single Ply Roofing. Forms to be obtained by the Architect from the Owner.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, manufacturer's certificates and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
 - 1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

1.7 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

1.8 WARRANTY

- A. Warranty: Manufacturer's standard form, without monetary limitation, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leaks.
 - 1. Warranty includes roofing membrane, base flashings, roof insulation, fasteners and walkway products and other components of membrane roofing system.
 - 2. Warranty Period: Twenty (20) years from date of Substantial Completion.
- B. Special Project Guarantee:
 - 1. The General Contractor shall submit a written guarantee in which he agrees to maintain the entire roof system in a watertight condition at no cost to the Owner for two (2) years from date of final acceptance; except the watertightness guarantee shall not be enforced when the Contractor can prove water damage was caused by the Owner. The guarantee shall cover the roofing membrane and flashing, metal flashing, parapet coping and all properly detailed penetrations of the roofing membrane for such items as stacks, curbs, etc., which exist when the work is performed.
 - 2. Provide the following Roofing Installer's guarantee on the General Contractor's guarantee form:
 - a. "The Roofing Installer shall guarantee its materials and workmanship associated with roofing, flashings and sheet metal work incidental to the work required under the roofing subcontract, against defect due to faulty materials or workmanship for a period of two (2) years from date of substantial completion of such work, It is understood and agree by all parties hereto that the responsibility of the Roofing Installer under this guarantee form or any contract document shall be limited to the limited guarantee herein expressed by said Roofing Installer."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:
 - 1. Products: Subject to compliance with requirements, provide one of the products specified.
 - 2. Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

2.2 EPDM ROOFING MEMBRANE

- A. EPDM Roofing Membrane: ASTM D 4637, Type I, nonreinforced uniform, flexible sheet made from EPDM, and as follows:
 - 1. Manufacturers:
 - a. Carlisle SynTec Incorporated.
 - b. Celotex Corporation.
 - c. Firestone Building Products Company.
 - d. Johns Manville International, Inc.
 - e. Prebid approved equal
 - 2. Thickness: 60 mils (1.5 mm), nominal.
 - 3. Exposed Face Color: White.

2.3 AUXILIARY MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with membrane roofing.
 - 1. Liquid-type auxiliary materials shall meet VOC limits of authorities having jurisdiction.
- B. Sheet Flashing: 60-mil- (1.5-mm-) thick EPDM, partially cured or cured, according to application.
- C. Bonding Adhesive: Manufacturer's standard bonding adhesive.
- D. Cold Fluid-Applied Membrane Adhesive: Manufacturer's standard cold fluid-applied bonding adhesive formulated to adhere fleece-backed roofing membrane to substrate.
- E. Seaming Material: Manufacturer's standard synthetic-rubber polymer primer and 3-inch- (75-mm-) wide minimum, butyl splice tape with release film.
- F. Lap Sealant: Manufacturer's standard single-component sealant.
- G. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant.
- H. Metal Termination Bars: Manufacturer's standard predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm) thick; with anchors.
- I. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.
- J. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, in-seam sealants, termination reglets, cover strips, and other accessories as recommended by the membrane manufacturer for a watertight roofing system.

2.4 ROOF INSULATION

- A. General: Provide preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of thicknesses indicated.
- B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, felt or glass-fiber mat facer on both major surfaces.
 - 1. Manufacturers:
 - a. Carlisle SynTec Incorporated.
 - b. Dow Chemical.
 - c. Firestone Building Products Company.
 - d. GAF Materials Corp.
 - e. GenFlex Roofing Systems.
 - f. Johns Manville International, Inc.
 - g. Prebid approved equal.
 - 2. Minimum R-Value = 20.
- C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of **1/4 inch per 12 inches (1:48)**, unless otherwise indicated.
- D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated but not less than **1/4 inch per 12 inches (1:48)**.

2.5 INSULATION ACCESSORIES

- A. General: Furnish roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.
- B. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer.
- C. Cold Fluid-Applied Adhesive: Manufacturer's standard cold fluid-applied adhesive formulated to adhere roof insulation to substrate.
- D. Protection Mat: Woven or nonwoven polypropylene, polyolefin, or polyester fabric mat, water permeable and resistant to ultraviolet degradation, type and weight as recommended by roofing system manufacturer for application.

2.6 ASPHALT MATERIALS

- A. Roofing Asphalt: ASTM D 312, Type III or IV.
- B. Asphalt Primer: ASTM D 41.

2.7 WALKWAYS

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, solid-rubber, slip-resisting, surface-textured walkway pads or rolls, approximately 3/16 inch (5 mm) thick, and acceptable to membrane roofing system manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with the following requirements and other conditions affecting performance of roofing system:
 - 1. Verify that roof openings and penetrations are in place and set and braced and that roof drains are securely clamped in place.
 - 2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
 - 3. Verify that surface plane flatness and fastening of steel roof deck complies with requirements in Division 5 Section "Steel Deck."
 - 4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.
- B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- C. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.3 INSULATION INSTALLATION

- A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
- B. Comply with membrane roofing system manufacturer's written instructions for installing roof insulation.
- C. Install tapered insulation under area of roofing to conform to slopes indicated.

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- D. Install one or more layers of insulation under area of roofing to achieve required thickness. Where overall insulation thickness is **2 inches (50 mm)** or greater, install 2 or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of **6 inches (150 mm)** in each direction.
- E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
- F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding **1/4 inch (6 mm)** with insulation.
 - 1. Cut and fit insulation within **1/4 inch (6 mm)** of nailers, projections, and penetrations.
- G. Mechanically Fastened and Adhered Insulation: Install each layer of insulation and secure first layer of insulation to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.
 - 1. Fasten first layer of insulation according to requirements in FMG's "Approval Guide" for specified Windstorm Resistance Classification.
 - 2. Fasten first layer of insulation to resist uplift pressure at corners, perimeter, and field of roof.
 - 3. Install subsequent layers of insulation in a solid mopping of hot roofing asphalt, applied within plus or minus **25 deg F (14 deg C)** of equiviscous temperature.

3.4 ADHERED ROOFING MEMBRANE INSTALLATION

- A. Install roofing membrane over area to receive roofing according to membrane roofing system manufacturer's written instructions. Unroll roofing membrane and allow to relax before installing.
- B. Start installation of roofing membrane in presence of membrane roofing system manufacturer's technical personnel.
- C. Accurately align roofing membrane and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
- D. Bonding Adhesive: Apply bonding adhesive to substrate and underside of roofing membrane at rate required by manufacturer and allow to partially dry before installing roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.
- E. Cold Fluid-Applied Adhesive: Apply cold fluid-applied adhesive to substrate at rate required by manufacturer and install fleece-backed roofing membrane.
- F. Mechanically or adhesively fasten roofing membrane securely at terminations, penetrations, and perimeter of roofing.

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- G. Apply roofing membrane with side laps shingled with slope of roof deck where possible.
- H. Adhesive Seam Installation: Clean both faces of splice areas, apply splicing cement, and firmly roll side and end laps of overlapping roofing membranes according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of roofing membrane terminations.
 - 1. Apply a continuous bead of in-seam sealant before closing splice if required by membrane roofing system manufacturer.
- I. Tape Seam Installation: Clean and prime both faces of splice areas, apply splice tape, and firmly roll side and end laps of overlapping roofing membranes according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of roofing membrane terminations.
- J. Repair tears, voids, and lapped seams in roofing that does not meet requirements.
- K. Spread sealant or mastic bed over deck drain flange at deck drains and securely seal roofing membrane in place with clamping ring.
- L. Install roofing membrane and auxiliary materials to tie in to existing roofing.
- M. Apply epichlorohydrin sheet over roofing membrane at locations indicated.

3.5 BASE FLASHING INSTALLATION

- A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.
- B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply bonding adhesive to seam area of flashing.
- C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
- D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of sheet flashing terminations.
- E. Terminate and seal top of sheet flashings[**and mechanically anchor to substrate through termination bars**].

3.6 WALKWAY INSTALLATION

- A. Flexible Walkways: Install walkway products in locations indicated. Adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

3.7 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified independent testing and inspecting agency to perform roof tests and inspections and to prepare test reports.
- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to Architect.
 - 1. Notify Architect or Owner 48 hours in advance of date and time of inspection.
- C. Repair or remove and replace components of membrane roofing system where test results or inspections indicate that they do not comply with specified requirements.
- D. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.8 PROTECTING AND CLEANING

- A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.
- B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION